

FINAL STAFF EVALUATION FOR ENVIRONMENTAL CHECKLIST

File No: SEP22-00004

I. SUMMARY OF PROPOSED ACTION

The proposed action is a preliminary plat for the subdivision of approximately 5.34-acres, into 23 single-family residential lots. Primary access to the site is proposed from a new private road off 236th Ave SE. Infrastructure improvements will include roads, water, sewer, stormwater, and frontage improvements along Issaquah-Pine Lake Road. Tract 994 will retain existing trees on-site and Tract 995 will be utilized for stormwater detention and open space. A sidewalk will be installed along Tract 996 extending from the private road to 236th Ave SE, to provide an alternative pedestrian route separate from vehicular access.

II. GENERAL INFORMATION

Project Name: Parkland Heights Preliminary Plat

Applicant: Jon Beem, DR Horton
11241 Slater Ave NE, Suite 200
Kirkland, WA 98033

Location: 4929 Issaquah-Pine Lake Road; King County Parcel Number 2224069039

Zoning: Single Family – Small Lot (SF-SL)

**Comprehensive
Plan Designation:** Low Density Residential

The following information was considered as part of review of this application:

1. SEPA Environmental Checklist (revised) submitted December 14, 2022
2. Critical Areas Report submitted September 9, 2022
3. Geotechnical Report submitted September 9, 2022
4. Steep Slope Setback Letter submitted September 9, 2022
5. Plan Set submitted December 14, 2022
6. Traffic Impact Analysis Submitted September 9, 2022
7. TESC Report submitted August 25, 2022
8. Tree Risk Assessment Submitted September 9, 2022

NOTE: Technical reports referenced above may not be attached to copies of this decision. Copies of exhibits, reports, attachments, or other documents may be reviewed and/or obtained by contacting the Community Planning and Development Department by telephone (425) 837-3100 or electronic mail CPD@Issaquahwa.gov.

III. BACKGROUND/PROPOSAL

The site currently contains one single-family home, one outbuilding and a tennis court. All structures will be demolished as part of the proposal. The existing parcel will be subdivided into 23 lots for single family homes, a stormwater/open space tract, a tree preservation/open space tract, and four access/utility tracts. A non-motorized pedestrian route will be installed along Tract 996 extending from the private road to 236th Ave SE. A rockery retaining wall will be built along the east side of the project, where it abuts Issaquah Pine Lake Road SE. 31.9% of the existing native vegetation will be retained, and landscaping will be provided throughout the site including trees on each lot and as a buffer around the exposed stormwater vault wall and the retaining walls. The man-made agricultural pond that currently exists on site has been evaluated and determined to not be a regulated wetland and will be removed.

IV. REVIEW OF THE ENVIRONMENTAL CHECKLIST

The following lists the elements contained within the Environmental Checklist submitted for the proposed project. The numbers in the staff evaluation correspond to the numbers in the Environmental Checklist. If staff concurs with the applicant's response, this is so stated. If the response to a particular item in the checklist is found to be inadequate or clarification is needed, there is additional staff comment and evaluation.

A. BACKGROUND

1: Concur with checklist.

2 – 5: Concur with the checklist.

6: The applicant has submitted a SEPA and preliminary plat permit applications which are currently under review by the Lead Agency. The proposed timing of construction indicated in the checklist seems feasible but may be revised depending on permit approval timelines.

7: Concur with the checklist.

8: Additionally, a plan set prepared by LDC was submitted, the most recent version is dated 10-10-2022.

9: Concur with the checklist.

10: A grading permit is called a Site Work permit in the City of Issaquah. The list provided captures all of the city permits necessary. The applicant is required to obtain any applicable permits from Department of Ecology (DOE) and US Army Corp of Engineers.

11 – 12: Concur with the checklist.

B. ENVIRONMENTAL ELEMENTS

1. Earth
a – h: Concur with the checklist.

2. Air
a – c: Concur with the checklist.

3. Water
a (1) – (6): Concur with the checklist. The conclusion of the third-party peer review by Watershed on the pond was to concur with the applicant’s findings that it is not a regulated wetland. The applicant is required to obtain any applicable permits from DOE and US Army Corp of Engineers.

b (1) – (2): Concur with the checklist.

c (1) – (3): Concur with the checklist.

d: Concur with the checklist.
4. Plants
a – e: Concur with the checklist. Additionally, a tree preservation tract will be located in the southeast corner of the project.
5. Animals
a – e: Concur with the checklist.
6. Energy and Natural Resources
a – c: Concur with the checklist.
7. Environmental Health
a (1) – (5): Concur with the checklist.

b (1) – (3): Concur with the checklist.
8. Land and Shoreline Use
a – m: Concur with the checklist.
9. Housing
a – c: Concur with the checklist.
10. Aesthetics
a – c: Concur with the checklist.
11. Light and Glare
a – d: Concur with the checklist.
12. Recreation
a– c: Concur with the checklist. Passive recreation is provided in Tract 995 through proposed installation of a picnic table and gazebo with a paved access path and landscaping.
13. Historic and Cultural Preservation
a – d: Concur with the checklist.
14. Transportation:
a – h: Concur with the checklist.

15. Public Services
a – b: Concur with the checklist
16. Utilities
a – b: Concur with the checklist.

IV. PUBLIC COMMENTS

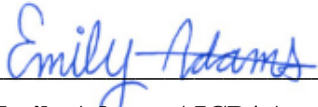
Public notification was provided for this project. All properties within 300' of the proposal were notified. A Neighborhood Meeting (NM22-00003) was held on May 24, 2022. Three comments were received. One comment centered on a desire to allow the neighboring private school to purchase the property to expand their footprint. Other comments from neighboring HOA groups were regarding a fence along 236th, trees along 236th and Issaquah-Pine Lake Road, adding stop signs to neighborhood entrances, requesting an environmental, a tree, and a traffic study, requesting that the development include a playground, and that the new development take over maintenance of the east side of 236th Ave SE. Following issuance of the Notice of Application for the Preliminary Plat a comment from the neighborhood meeting from Aspen HOA was provided which was identical to the one provided for the neighborhood meeting.

A Determination of Non-Significance (DNS) notification will be provided to properties within 300 feet of the project, publication in the local paper, available on the City's website, posted on site, and sent to parties of record and the City's SEPA distribution list.

VI. CONCLUSION

The City of Issaquah has determined that this proposal will not have a probable significant adverse impact on the environment and pursuant to WAC 197-11-340(2) a Determination of Nonsignificance (DNS) is issued for this project.

The DNS is based on impacts identified within the environmental checklist, attachments, and this Final Staff Evaluation for Application SEP22-00004, and is supported by plans, policies, and regulations formally adopted by City of Issaquah for the exercise of substantive authority under SEPA to approve, condition, or deny proposed actions.



Emily Adams, AICP | Associate Planner

January 10, 2023

Date